

How to protect your home investment
(i.e. the ability to refinance, to sell, to get insurance, etc.):

- Get permits for all anticipated alterations.
■ Locate alterations already in place and determine if you have corresponding permits.
■ If needed, ask L&I for a Field Technical Service visit, in which we will examine your home for issues that may need to be addressed.
■ Safeguard all your permits.
■ Hire only registered contractors.

L&I’s authority regarding manufactured/mobile homes:

L&I’s Factory Assembled Structures (FAS) section has statewide responsibility for inspecting both new and altered manufactured/mobile homes, and approving plans for alterations (RCW 43.22). With this responsibility under one statewide agency, the goal is to provide consistency and uniformity in application of laws and rules concerning alterations to your manufactured/mobile home.

For more information:

Play it safe and contact L&I before you alter a manufactured/mobile home.

- Visit the Factory-Built Structures web site at www.LNI.wa.gov/TradesLicensing/FAS, or
■ Call the L&I office nearest you, or call toll-free 1-800-547-8367.

L&I Offices

Table with 2 columns: Office Name and Phone Number. Rows include Aberdeen, Bellevue, Bellingham, Bremerton, Colville, East Wenatchee, Everett, Kennewick, Longview, Moses Lake, Mount Vernon, Okanogan, Port Angeles, Pullman, Seattle, Spokane, Tacoma, Tukwilla, Tumwater, Vancouver, Walla Walla, and Yakima.

Verify whether a prospective contractor is registered, as required by law.

- Use “Look up a Contractor” at Contractors.LNI.wa.gov or
■ Call toll-free 1-800-547-8367.

Make a complaint about manufactured homes.

- The Office of Manufactured Housing, a division of the Department of Trade and Economic Development, handles complaints on home defects, warranties and other homeowner issues. Call 1-800-964-0852.

This document is available in other formats to accommodate persons with disabilities. For assistance, call 1-800-547-8367. (TDD users, please call 360-902-5797.) Labor and Industries is an Equal Opportunity Employer.



Your Manufactured/Mobile Home

What homeowners and contractors should know when altering a home

Homeowners, before you alter your home, please consider this:

- You should protect your investment by making sure your contractor is registered and obtains all permits, inspections and approvals required by law.
■ The lack of a permit, inspection and approval could affect the safety of your home, your ability to obtain home financing, and your ability to obtain insurance or collect on insurance claims.
■ A permit, inspection and approval will ensure that the work done on your home conforms with current manufactured/mobile-home safety codes.
■ Even if the title has been eliminated on your manufactured/mobile home, alterations still require a permit, inspection and approval by L&I.



Registered contractors, before you begin an alteration job, please consider this:

- You must purchase alteration permits and have all alterations approved, as required by law.
■ You could be subject to an audit from L&I for not obtaining the required permits.
■ You could face a fine of up to \$1,000 for failing to obtain a permit before beginning an alteration job. Each day and each location on which a violation occurs constitutes a separate violation.
■ Additional penalties can be levied for failure to correct any violations noted during an alteration inspection.

Which alterations require a permit and inspection?

An extensive list of alteration examples is shown on the next two pages. For the purposes of that list, “alteration,” “repair” and “replacement” are defined this way:

- Alteration: The replacement, addition, modification or removal of any piece of equipment or installation that affects the construction, planning considerations and fire safety, or the plumbing, mechanical and electrical systems.
■ Repair: To restore an item to sound condition, to fix.
■ Replacement: The act or process of replacing, to substitute.

Alterations exempt from a permit must meet applicable code requirements found in WAC 296-150M.



Here are some examples of work to manufactured/mobile homes that either require or do not require a permit and inspection

WAC 296-150M-0302

TYPE OF WORK	Alteration Permit and Inspection Required.
Air Conditioner/Heat Pump	
(a) New installation	Yes
(b) Replacement	Yes
(c) Reconnection after moving home	Yes
(d) Repair	No
(e) Adjustment and/or maintenance	No
Bottom Board - Repair of normal deterioration	
Clothes Washer	
(a) New installation (pre-plumbed and wired)	No
(b) Replacement	No
(c) Repair with approved parts	No
(d) Adjustment and/or maintenance	No
Clothes Dryer (Electric)	
(a) New installation (pre-wired electrical)	No
(b) Replacement	No
(c) Repair with approved parts	No
(d) Adjustment and/or maintenance	No
(e) Replacement with gas clothes dryer when modifications to electrical or gas systems are performed	Yes
Clothes Dryer (Gas)	
(a) New installation (pre-plumbed gas)	No
(b) Replacement	No
(c) Repair with approved parts	No
(d) Adjustment and/or maintenance	No
(e) Replacement with electric clothes dryer when modifications to electrical or gas systems are performed	Yes
Dishwasher	
(a) New installation	Yes
(b) Replacement	
(i) Cord connected	No
(ii) Direct wired	Yes
(c) Repair	No
(d) Adjustment and/or maintenance	No
Doors (Interior and Exterior)	
(a) Additional*	Yes
(b) Replacement of door that fits into the same opening	No

* May require a plan review. Please contact your local L&I representative.
** May also require a plan review. The department has detailed drawings you may use for openings in sidewalls. Please contact your local L&I representative.

TYPE OF WORK	Alteration Permit and Inspection Required.
Electrical	
(a) Replacing main electrical panel	Yes
(b) Adding circuits	Yes
(c) Extending existing circuit(s)	Yes
(d) Replacing lighting fixtures****	No
(e) Replacing circuit breakers/fuses	No
(f) Replacing switches, receptacles, light bulbs, fluorescent tubes and glass or plastic shades	No
(g) Repairing bath exhaust fans	No
(h) Repairing fans in kitchen range hoods	No
Exterior Finish	
(a) Painting	No
(b) Replacement of siding*	Yes
Furnace (Electric)	
(a) New installation	Yes
(b) Replacement	Yes
(c) Repair	No
(d) Adjustment and/or maintenance	No
(e) Replacement with gas furnace	Yes
Furnace (Gas)	
(a) New installation	Yes
(b) Replacement	Yes
(c) Repair	No
(d) Change from LP Gas to Natural Gas or from Natural Gas to LP gas per its listing	No
(e) Adjustment and/or maintenance	No
(f) Replacement with electric furnace	Yes
Gas Lines	
(a) New installation	Yes
(b) Extend existing gas line	Yes
(c) Repair	Yes
Interior	
(a) Painting, wallpapering and similar finish work	No
(b) Replacement or addition of curtains, drapes, blinds, window shades and other window coverings	No
(c) Replacement of carpeting and other floor-covering materials with similar materials	No

*** Fixtures include: faucets, sinks, lavatories, laundry tubs, water closets (toilets), tubs, showers and tub/shower combos.
**** Fixtures must be installed per their listing and intended use.

TYPE OF WORK	Alteration Permit and Inspection Required.
Microwave Oven (Over range)	
(a) New installation when electrical system modifications are performed	Yes
(b) Replacement	No
(c) Repair	No
(d) Adjustment and/or maintenance	No
Microwave Oven (Countertop)	
Pellet Stove	
(a) New installation	Yes
(b) Replacement	Yes
(c) Repair	No
(d) Adjustment and/or maintenance	No
Plumbing	
(a) Adding plumbing fixtures***	Yes
(b) Repairing damage***	Yes
(c) Replacing fixtures***	No
(d) Repairing fixtures***	No
(e) Replacement/repair of shower doors and curtains	No
Range/Cook Top/Eye Level Oven (Electric)	
(a) Replacement	
(i) Cord connected	No
(ii) Direct wired	Yes
(b) Repair with approved parts	No
(c) Adjustment and/or maintenance	No
(d) Replacement with gas appliance(s)	Yes
Range/Cook Top/Eye Level Oven (Gas)	
(a) New installation	Yes
(b) Replacement (w/no changes in gas line)	No
(c) Repair with approved parts	No
(d) Adjustment and/or maintenance	No
(e) Replacement with electric appliance(s)	Yes
Roofing	
(a) Reroofing*	Yes
(b) Applying liquid or mastic roof sealant to a metal roof*	No
(c) Repair of damaged composition shingles	No

***** Windows in bedrooms must be of egress type.

TYPE OF WORK	Alteration Permit and Inspection Required.
Structural changes	
(a) Adding a dormer*	Yes
(b) Truss repairs*	Yes
(c) Add opening in wall**	Yes
(d) Add gypsum board to walls or ceilings*	Yes
(e) Repair or replace floor decking/joists*	Yes
Water Heater (Electric)	
(a) Replacement w/electric water heater	Yes
(b) Repair	No
(c) Adjustment and/or maintenance	No
(d) Replacement with gas water heater	Yes
Water Heater (Gas)	
(a) Replacement w/gas water heater	Yes
(b) Repair	No
(c) Change from LP gas to Natural Gas or from Natural Gas to LP gas per its listing	No
(d) Adjustmnt and/or maintenance	No
(e) Replacement with electric water heater	Yes
Windows	
(a) Replacement in same opening with no structural changes*****	No
(b) Replacement when structural changes are required*	Yes
(c) Replacement of glass	No
Wood Stove/Fireplace	
(a) New installation	Yes
(b) Replacement	Yes
(c) Repair	No
(d) Adjustment and/or maintenance	No

Earthquake-resistant bracing systems

■ Earthquake-resistant bracing systems are not an alteration to a home.

■ Licensed contractors need to install them.

■ A certified installer must be onsite when they are installed.

■ The local building department must inspect the installation.

NOTE: Exemption from the permit and inspection requirements shall not be deemed to grant authorization for any work to be done in violation of the applicable code, Chapter 296-150M WAC.